

S U M M A R Y

FILE NO.	2190	Thomas Guide Map No.	655
		Date Received:	03/14/05
		Date Distributed:	03/14/05
ENTITY	Val Vue Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	04/28/05
TITLE	Annexation 2004-3	Board Meeting:	04/14/05
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Location	The annexation area includes lands located in unincorporated King County. The site is located east of SR 509. It is bounded on the north by South 120 th Street, on the east (generally) by 11 th Avenue South, and on the south generally by South 127 th Street (if extended).
Land Area	Approximately 56 acres (128 parcels)
Population	Estimated at 325 people.
Assessed Valuation	Approximately \$18,642,200
County Comprehensive Plan	Residential Uses
County Zoning	Residential Uses (R-6 - maximum 6 units per acre)
City Comprehensive Plan	Not applicable
City Zoning	Not applicable
District Comprehensive Plan	Val Vue Sewer District Comprehensive Plan. (Adopted 2/15/01)
District Franchise	The District will establish a Franchise as necessary to serve properties in the 2004-3 Annexation Area.
Urban Growth Area (UGA)	The 2004-3 Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan
SEPA Declaration:	An Environmental Checklist was prepared for the 2004-3 Annexation Area. A Determination of Non-Significance was issued in October 2004

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s)	Dow Constantine, Julia Patterson, Dwight Pelz
King County	Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)
Cities:	Burien, SeaTac
Fire Districts:	North Highline Fire District (No. 11)
Water Districts:	King County Water District (No. 20)
Sewer Districts:	Southwest Suburban Sewer District

School District: Highline School District No. 401

SUMMARY File No. 2190

The Val Vue Sewer District proposes to annex approximately 56 acres (128 parcels) of land. The proposed annexation area is adjacent to the District's existing jurisdictional boundary. The annexation area is located within unincorporated King County due north of the City of Burien and the City of SeaTac.

The Val Vue District includes the Annexation Area in its Comprehensive Plan. This Plan has been approved by King County and other affected governmental jurisdictions. As such, the District is approved to provide services to the Annexation Area.

The District initiated this annexation proposal pursuant to the provisions of RCW 57.24.210 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations providing services with the provision that the other municipal corporations must concur with the proposed annexation. The proposed Annexation Area is contiguous to the boundary of the Southwest Suburban Sewer District. Southwest Suburban Sewer District has concurred with the proposed action to annex area to the Val Vue District. A Resolution for Annexation was approved by the District in December of 2004.

Existing residents in the Annexation Area are currently served by septic systems. Annexation is being proposed by the Val Vue District to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Val Vue Sewer District.

Val Vue representatives report that the proposed annexation is consistent with the State Growth Management Act (RCW 36.70). For example, the Growth Management Act policies encourage provision of basic services to urban areas. The Annexation site is entirely within the Urban Growth Area.

Val Vue representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policy LU-14 which calls for areas within the Urban Growth Boundaries to be provided a full range of urban services. Policies F-309, F-310 and F-311, pertaining to the provision of public sewer services within the Urban Growth area, are all supported by this proposal. Provision of sanitary sewer service also facilitates environmental protection. The Val Vue District reports the capacity to serve this area.

The 2004-3 Annexation Area is developed primarily with residential uses. There are also vacant parcels designated for residential uses that are located within the Annexation Area. This annexation will not have any impact on the area's land use designations, zoning or population allocations associated with growth management planning. The proposal will not affect current or future services (e.g., fire district services or water district services).

Val Vue reports that this proposed annexation is also consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would help to preserve the community (Objective 1) by offering services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 3, which calls for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, Val Vue District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

All costs associated with extending service to the property will be the responsibility of property owners within the annexation area. Establishment of a Utilities Local Improvement District (ULID) may be needed for the construction of required new facilities. Revenue gain will be limited to connection charges and monthly fees associated with connecting new customers to the existing sewer system.